



**CITY OF EL MONTE
PLANNING
COMMISSION**

CHAIRPERSON
Dallas Baker

VICE-CHAIRPERSON
Alfredo Nuño

COMMISSIONER
Cesar Peralta

COMMISSIONER
Adrian Garcia

COMMISSIONER
Maria Romero Morales

Phone: (626) 258-8626
Fax: (626) 580-2293
www.elmonteca.gov
planning@elmonteca.gov

AGENDA

CITY OF EL MONTE PLANNING COMMISSION

TUESDAY, AUGUST 23, 2016
7:00 P.M.

CITY HALL EAST – COUNCIL CHAMBERS
11333 VALLEY BOULEVARD

OPENING OF MEETING

1. **Call Meeting to Order**
2. **Flag Salute**
3. **Roll Call**
4. **Commission Disclosures**
5. **Public Comments**

Citizens wishing to address the Planning Commission on land use and development matters may do so at this time. Note that the Commission cannot respond to or take any action on the item.

Citizens wishing to speak on an agenda item will be given the opportunity to speak after the item is presented by staff.

Limit your comments to three (3) minutes. State your name and address at the podium for the record.

CONSENT CALENDAR

6. **Approval of Planning Commission Minutes**

Action minutes from the meeting of August 9, 2016.

7. **Approval of Modification Committee Minutes**

None.

PUBLIC HEARINGS**8. General Plan Conforming No. 122 - Vacation and Abandonment of a segment of Granada Avenue and a segment of an adjacent alley**

(Continued from the meeting of August 9, 2016)

Address: Segment of Granada Avenue and segment of the alley south of the proposed Norms project (on the site at the southeast corner of Santa Anita Avenue and Valley Boulevard)

Request: A General Plan Conformity Report pursuant to California Government Code Section 65402 for the public street vacation for the segment of Granada Avenue that extends north from the alley to the south side of Valley Boulevard and a street vacation for the segment of the alley that extends west of Santa Anita Avenue to Granada Avenue pursuant to the California Streets and Highways Code Section 8300 et seq.

CEQA Determination: Article 19. Categorical Exemptions – Section 15305 (Minor Alterations in Land Use Limitations) in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended.

Case Planner: Betty Donovanik, Senior Planner

Recommendation: Adopt resolution recommending City Council approval.

Resolution: 3447

9. Conditional Use Permit No. 11-16

Address: 10619 Valley Boulevard #F

Request: A request for a Conditional Use Permit to allow onsite sale and consumption of beer and wine at an existing 1,266 square foot restaurant (Alcoholic Beverage Control Type 41 License for on-sale beer and wine for a bona fide public eating place). The property is located in the C-2D (Retail Commercial Downtown) zone within the Santa Fe Trail Plaza. This request is made pursuant to the requirements of Section 17.24.040(49) of the El Monte Municipal Code (EMMC).

CEQA Determination: Article 19. Categorical Exemptions – Section 15301 (Existing Facilities) in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended.

Case Planner: Irving Anaya, Contract Planner

Recommendation: Adopt resolution and approve subject to conditions.

Resolution: 3448

10. Conditional Use Permit No. 15-16 and Modification No. 16-16

Address: 10503 Valley Boulevard

Request: A request to allow a religious assembly use in an existing 11,528 square foot commercial office building located in the M-2 (Light Manufacturing) zone and a Modification request to reduce the required off-street parking in an existing office/industrial center. As a part of the proposed project, minor improvements will be made to the building's entryway, an outdoor patio area will be created and the existing landscape area will be redesigned. This request is made pursuant to the requirements of Sections 17.20 and 17.24.040(22) of the El Monte Municipal Code (EMMC).

CEQA Determination: Article 19. Categorical Exemptions – Section 15301 (Existing Facilities) in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended.

Case Planner: Rebecca Contreras, Contract Planner

Recommendation: Continue to September 13, 2016

Resolution: 3449

REGULAR AGENDA

- 11. Appointments** – Appointment of a second member to the Art in Public Places Advisory Committee (Commissioner Morales appointed in March 2016)
- 12. Director's Report**
- 13. City Attorney's Report**
- 14. Commission Comments**

NEXT SCHEDULED CITY PLANNING COMMISSION MEETING**Tuesday, September 13, 2016 at 7:00 P.M.**

City Hall East – Council Chambers

Availability of staff reports: Copies of the staff reports or other written documentation relating to each item of business described hereinabove are on file in the offices of the Planning Division, City Hall West, 11333 Valley Boulevard, El Monte, California, 91731. These documents are available for public inspections during regular business hours, Monday through Thursday, 7:30 a.m. to 5:30 p.m., except legal City holidays. You may also call the Planning Division at (626) 258-8626 for information.

Individuals with special needs: The City of El Monte wishes to assist individuals with special needs. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (626) 258-8626. Notification 48 hours prior to the meeting will enable us to make reasonable arrangements to ensure accessibility to this meeting. [28 Code of Federal Regulations 35.102-35.104 ADA Title II]

General explanation of how the meeting is conducted:

1. The staff report is presented by City Planning staff.
2. The City Planning Commissioners ask questions if necessary for clarification.
3. The City Planning Commission Chair opens the public hearing.
4. The applicant makes a presentation to the City Planning Commission.
5. Individuals speaking in favor of the project address the Commission.
6. Individuals speaking against the project address the Commission.
7. The applicant responds to project opponents.
8. The public hearing is closed.
9. City Planning Commission members discuss the project.
10. City Planning Commission members vote on the project.
11. At the next scheduled Commission meeting, which is usually two weeks after the hearing, a resolution confirming the Commission action will be adopted.
12. Any interested party who disagrees with the City Planning Commission decision may appeal the Commission's decision to the City Council within 10 calendar days of the adoption of the resolution. Any appeal filed must be directed to the City Clerk's Office and must be accompanied by a fee of \$1,350.00. Any individual that received notice of this meeting from the City of El Monte will receive notice of an appeal, if one is filed.

**ACTION MINUTES FOR THE PLANNING COMMISSION MEETING HELD ON
AUGUST 9, 2016 AT CITY HALL WEST, CONFERENCE ROOM A
11333 VALLEY BOULEVARD, EL MONTE, CALIFORNIA**

1. Call Meeting to Order – Meeting was called to order by Vice-Chair Nuno at 7:11 p.m.

2. Flag Salute – The Flag Salute was led by Commissioner Morales.

3. Roll Call

Commissioners present: Morales, Nuño, Peralta

Commissioner absent: Garcia, Baker

Staff present: Deputy Assistant City Attorney Vasquez
City Planner Mikaelian
Senior Planner Donavanik

4. Commission Disclosures:

Commissioner Morales had nothing to disclose.

Vice-Chair Nuño had nothing to disclose.

Chairperson Peralta had nothing to disclose.

5. Public Comments:

Speaker #1– Mr. Charles Hoffman, representative of the *Save our Neighborhood Association*, spoke against the Lawrence Equipment project and distributed a letter

Speaker #2– Mr. Michael Pallares, representative of the *Save our Neighborhood Association*, spoke against the Lawrence Equipment project and distributed a packet to the commissioners that were present)

CONSENT CALENDAR

6. Approval of Consent Calendar Item No. 6

Action Minutes from the Planning Commission Meeting of July 12, 2016

Motion: by Commissioner Peralta to approve Calendar Item No 6, seconded by Commissioner Morales. Motion carried 3-0.

PUBLIC HEARING

8. General Plan Amendment No. 02-15, Zone Change No. 03-15, Tentative Tract Map No. 73937, Conditional Use Permit No. 23-15, and 25-15, Design Review No. 09-15 and Modification Nos. 32-15, 46-15 and 47-15

A request for the development of a mixed-use project consisting of two buildings (Buildings 1 and 2) on a 2.98-acre property. Building 1 will front upon Garvey Avenue and will be four stories, have a total floor area of 128,300 square feet and include ground floor commercial uses and upper floor assisted living units and senior apartments. Building 2 will have a total floor area of 23,600 square feet in two floors with 20 rooms (40 beds) for persons with memory loss.

Entitlements include: 1) General Plan Amendment to change the land use designation for the northern portion of the project site from Medium Density Residential to Mixed/Multi-Use (MMU); 2) Zone Change from Multiple-Family Dwelling (R-3) to MMU; 3) Tentative Tract Map to consolidate all of the parcels that make up the site; 4) Conditional Use Permits for senior housing and a residential care facility for the elderly; 5) Design Review for the building architecture and landscaping; and 6) Modifications for parking setbacks, loading spaces and minimum density. The requests on the above are made pursuant to the requirements of Chapters 16.10, 17.20, 17.22, 17.24, and 17.26 of the El Monte Municipal Code (EMMC). If these entitlements are approved, the Applicant will be required to request that the alley (Baseball Avenue) be vacated at a future public hearing.

PUBLIC COMMENT:

Note: *The following speakers did not oppose the project but had questions and concerns about traffic, inquired about the construction schedule, questions about the perimeter wall heights, about security, aesthetics and about street improvements.*

Speaker #1: Maria Pulido.

Speaker #2: Kathy Yue.

Speaker #3: Juancho Virata.

Speaker #4: Michael Pallares.

Speaker #5: Charles Hoffman.

Motion: by Commissioner Peralta to forward to recommend City Council approval of General Plan Amendment No. 02-15, Zone Change No. 03-15, Tentative Tract Map No. 73937, Conditional Use Permit No. 23-15, and 25-15, Design Review No. 09-15 and Modification Nos. 32-15, 46-15 and 47-15 with the following added and/or amended conditions, seconded by Commissioner Morales. Motion carried 3-0.

CONDITIONS:

Condition No. 12: CC&Rs for property maintenance shall be required and shall be reviewed and approved by the City Attorney. Said CC&Rs shall include, but not be limited to, the following: a) the provision that the Conditions of Approval contained in this Resolution shall be transferred to the property owner(s) of the parcel at the time of ownership transfer; and b) the provision that the Tenants' Association shall be administered by a professional property management company. The CC&Rs shall be submitted for review by the City Attorney and shall be approved and recorded before building permits are issued and before a final map is approved an/or recorded.

- a. Parking. The CC&Rs shall address and ensure that all residential and commercial parking is allocated and properly marked for use. A total of 117 to 119 parking spaces shall be provided with 14 to 16 spaces designated for residents and 103 spaces designated for commercial uses. The residential parking area shall be physically separated from the commercial parking area. **(REVISED BY THE PLANNING COMMISSION ON 8/9/16)**
- c. Senior Citizen Housing. At least one occupant of each dwelling unit shall be at least fifty-five (55) years of age. Such restriction shall be memorialized in the (CC&Rs) for the project, along with policies and procedures that demonstrate intent to provide housing for persons age fifty-five (55) and older. Such policies and procedures shall be compliant with the Housing for Older Persons Act of 1995 (HOPA) and California Civil Code Sections 51 through 51.3 of the Unruh Civil Rights Act. **(ADDED BY THE PLANNING COMMISSION ON 8/9/16)**

Condition No. 13: Operational Standards. The following shall be completed and approved by the City Attorney prior to the issuance of an Occupancy Permit:

- f. Fences and walls. In addition to the regulations in Table [17.06.120](#) (Fences, Walls, and Hedges), fences and walls shall be subject to the following regulations:
 - i. Other Fences and Walls. Fences and walls are allowed in any yard area subject to the following height regulations:

- Front yard and street side yard setback area. In the front yard and street side yard setback area, fences and walls are prohibited.
- All other areas. In all other areas, the height shall be limited to six (6) feet, as measured from the side of the fence or wall with the highest grade. A height of up to eight (8) feet may be permitted when walls abut residentially zoned and developed properties, upon the request of the residential property owner. The applicant shall coordinate with the residential property owner and receive written consent to construct the higher wall. All block walls shall be painted with commercial grade anti-graffiti paint. **(REVISED BY THE PLANNING COMMISSION ON 8/9/16)**

Condition No. 28: Prior to any demolition, grading or construction, the applicant shall contact the appropriate Homeless/Prevention Service Provider to conduct a site visit site and interview the homeless occupant(s) to assess the situation and determine the appropriate services needed to aid the individual(s). Documentation shall be submitted to the Planning Division to confirm compliance with this condition of approval. **(ADDED BY THE PLANNING COMMISSION ON 8/9/16)**

Condition No. 32: The applicant shall provide a communal trash enclosure(s) to accommodate all of the trash bins on the premises. All outside trash and garbage collection areas shall be centrally located on paved surfaces and enclosed on at least three (3) vertical sides by a solid five (5) foot high wall and on the fourth side by a view obscuring gate to screen the containers from view. Trash enclosures shall be of a size sufficient to contain all trash containers maintained outside the building. All trash enclosures shall be designed with a decorative trellis. The location and design of the trash enclosure(s) shall be reviewed and approved by the Planning Division prior to issuance of Building Permits. The trash enclosure proposed along the northeastern property line shall be set away from residential properties to the satisfaction of the City Planner. **(REVISED BY THE PLANNING COMMISSION ON 8/9/16)**

Condition No. 38: The project shall provide a minimum of six (6) bicycle racks for the commercial use and ten (10) bicycle racks for the residential use. Bicycle racks and storage lockers on the ground level shall be decorative. Bicycle racks shall be placed on the side of the buildings facing Garvey Avenue and the interior parking lot. **(REVISED BY THE PLANNING COMMISSION ON 8/9/16)**

Condition No. 39: Prior to the issuance of building permits, the applicant shall submit a floor plan for review and approval to the Economic Development Department showing that a minimum of one (1) tenant within the multiple-tenant commercial development is a minimum of 20 percent of the gross floor area of the retail/restaurant tenant space or 5,000 square feet, whichever is less. There shall be a maximum of **eight (8)** ~~40~~ tenant spaces total **(not including the assisted living or memory care facilities)**. Each retail/restaurant tenant space shall have an operable entrance facing Garvey Avenue. **(REVISED BY THE PLANNING COMMISSION ON 8/9/16)**

Condition No. 53: All fences and walls shall be decorative. A solid decorative block wall is required for all portions of the site that are adjacent to residential uses. Block walls shall have a stucco finish and be painted to match the building and shall not exceed a height of six (6) feet. A height of up to eight (8) feet may be permitted when walls abut residentially zoned and developed properties, upon the request of the residential property owner. The applicant shall coordinate with the residential property owner and receive written consent to construct the higher wall. All block walls shall be painted with commercial grade anti-graffiti paint. **(REVISED BY THE PLANNING COMMISSION ON 8/9/16)**

FIRE DEPARTMENT (69 THROUGH 79 ADDED AT THE PLANNING COMMISSION MEETING ON 8/9/16)

Condition No. 69: Access shall comply with Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.

Condition No. 70: Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

Condition No. 71: Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.

Condition No. 72: Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

Condition No. 73: Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.

Condition No. 74: Show a 32-foot centerline turning radius at all turns with on-site Fire Department vehicular access.

Condition No. 75: Provide water mains, fire hydrants and fire flows as required by the County of Los Angeles Fire Department, for all land shown on map which shall be recorded.

Condition No. 76: The required fire flow for public fire hydrants at this location is 8,000 gallons per minute at 20 psi for duration of 4 hours, over and above maximum daily domestic demand. Three hydrants flowing simultaneously may be used to achieve the required fire flow, one of which must be the furthest from the public water source.

Condition No. 77: All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access must be provided and maintained serviceable throughout construction.

Condition No. 78: Provide a Form 196 signed and completed by the local water purveyor.

Condition No. 79: Fire flow may be reduced with verification of automatic fire sprinklers and/or increase in type of construction greater than Type VB.

9. Code amendment No. 753 - Newsracks

A Code Amendment (Ordinance) amending Title 12 of the El Monte Municipal Code to limit the placement of newsracks to the following areas: Mixed/Multiuse (MMU), Retail Commercial (C-2/C-2D), General Commercial (C-3/C-3D), and Heavy Commercial (C-4) zones along Garvey Avenue, Peck Road, Valley Boulevard, and Durfee Avenue. The Amendment also proposes to limit the grouping of newsracks to a maximum of six (6) per group within a 350 foot distance.

Motion: by Commissioner Peralta to recommend City Council approval Code Amendment No. 753, seconded by Commissioner Morales. Motion carried 3-0.

10. General Plan Conformity No. 122 – Vacation and Abandonment of a segment of Granada Avenue and a segment of an adjacent alley.

A General Plan Conformity Report pursuant to California Government Code Section 65402 for the public street vacation for the segment of Granada Avenue that extends north from the alley to the south side of Valley Boulevard and a street vacation for the segment of the alley that extends west of Santa Anita Avenue to Granada Avenue pursuant to the California Streets and Highways Code Section 8300 et seq.

PUBLIC COMMENT:

Note: *The following speakers expressed concerns about the street vacation and how it would affect the parking for the Valley Mall business.*

Speaker #1: Janet Garcia.

Speaker #2: Julio Ramirez.

Speaker #3: Gabriel Ramirez.

Speaker #4: Anne Chiu.

Speaker #5: Michael Pallares.

Speaker #6: Charles Hoffman.

Motion: by Commissioner Morales to continue General Plan Conformity No. 122 to the Planning Commission Meeting of August 23, 2016. Motion carried 3-0.

REGULAR AGENDA

11. Director's Report – City Planner Mikaelian reminded the Planning Commissioners that the Lawrence Equipment project would be presented at the Planning Commission meeting of August 23, 2016.

12. City Attorney's Report – None

13. Commission Comments - None

Respectfully submitted,

Planning Commission Chairperson
Dallas Baker

Planning Commission Secretary
Marcella Magdaleno

TO: CITY PLANNING COMMISSION

FROM: MINH THAI
ECONOMIC DEVELOPMENT DIRECTOR

JASON C. MIKAELIAN, AICP
CITY PLANNER

BY: BETTY DONAVANIK
SENIOR PLANNER

APPLICATION: GENERAL PLAN CONFORMITY REPORT NO. 122
PURSUANT TO CALIFORNIA GOVERNMENT CODE
SECTION 65402 AND FINDINGS IN ACCORDANCE WITH
THE STREETS AND HIGHWAYS CODE SECTION 8300 ET
SEQ. FOR THE PUBLIC STREET VACATION OF A
SEGMENT OF GRANADA AVENUE AND A SEGMENT OF
THE ALLEY SOUTH OF THE NORMS PROJECT SITE

LOCATION: SEGMENT OF GRANADA AVENUE THAT EXTENDS
NORTH FROM THE ALLEY TO THE SOUTH SIDE OF
VALLEY BOULEVARD AND A STREET VACATION FOR
THE SEGMENT OF THE ALLEY THAT EXTENDS WEST OF
SANTA ANITA AVENUE TO GRANADA AVENUE

APPLICANT: CITY OF EL MONTE
CITY HALL
11333 VALLEY BOULEVARD
EL MONTE, CA 91731

**ENVIRONMENTAL
DETERMINATION:** ARTICLE 19. CATEGORICAL EXEMPTIONS – SECTION
15305 (MINOR ALTERATIONS IN LAND USE
LIMITATIONS) IN ACCORDANCE WITH THE
REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT OF 1970 AND THE CEQA GUIDELINES, AS
AMENDED.

RECOMMENDATION: RECOMMEND THAT THE CITY COUNCIL ADOPT AN
EXEMPTION UNDER SECTION 15305 (MINOR
ALTERATIONS IN LAND USE LIMITATIONS) AND
APPROVE GENERAL PLAN CONFORMITY REPORT NO.
122 FOR THE PUBLIC STREET VACATION OF GRANADA
AVENUE AND ALLEY

PROPOSAL

Pursuant to California Government Code Section 65402, the City Council has requested the Planning Commission to consider a proposed public street or public alley segment vacation proposal and make a finding indicating that vacating a segment of Granada Avenue that extends north of the alley and south of Valley Boulevard and a segment of the public alley that extends easterly from Santa Anita Avenue to Granada Avenue, south of the proposed Norms project site is in conformance with the 2011 El Monte General Plan. The proposed public street and public alley vacation areas are depicted in the enclosed site plan.

The purpose of the proposed vacation of Granada Avenue and public alley requests is to allow for: (i) the disposition of certain El Monte Successor Agency owned property as mandated by the State of California; and (ii) plan for the renovation and reconfiguration of the City-owned public parking lot located at the southeast corner of Valley Boulevard and Granada Avenue ("Parking Lot No. 1") to include new stormwater drainage, new pavement, and restriping of the public parking spaces to accommodate a total of approximately 169 parking spaces. The vacation of the public alley segment will be incorporated into the proposed Norms Restaurant project site (southeast corner of Santa Anita Avenue and Valley Boulevard).

The design plans for the Norms project will be presented to the Planning Commission at a future date.

BACKGROUND

On August 9, 2016, staff presented the proposed public street and public alley segment vacations to the Planning Commission ("Commission"). The Commission posed a number of queries to City staff regarding the proposed street vacation's conformance with the 2011 General Plan policies presented by staff and the potential impacts that the reconfiguration of the City-owned parking lot (Parking Lot No. 1) would have on the affected businesses within Valley Mall.

There were six (6) public speakers, including two (2) restaurateurs whose customers utilize the parking lot that expressed concerns regarding the proposed 47 parking spaces which would be dedicated to the future Norms Restaurant. However, there were no comments submitted to the Commission which focused on the public street and public alley vacation per se.

The Commission continued the item to the August 23, 2016 Commission meeting and directed staff to return to the Commission with the following information:

1. Provide additional information on the proposed street vacations and the proposed parking lot improvements and reconfiguration.
2. Provide findings of conformity with the General Plan for the street vacations.
3. Provide current parking utilization data for the City-owned parking lot (Parking Lot No. 1).

The analysis below addresses the Commission's and the public's comments and concerns.

Proposed Street Vacations and Proposed Parking Lot Improvements

In order to improve the circulation in the Downtown/Valley Mall and expand Parking Lot No. 1, the City is proposing to vacate the segment of Granada Avenue north of the alley and south of Valley Boulevard. The City is proposing to take the vacated segment of Granada Avenue and integrate it into the overall plan of the Norms Project, and the proposed reconstruction and reconfiguring of Parking Lot No. 1 which would accompany the Norms Project. Currently, Parking Lot No. 1 is not accessible directly from Granada Avenue but is accessed by means of Valley Boulevard and the public alley running along the south side of Parking Lot No. 1. The reconfiguration of Parking Lot No. 1 would maintain the access to the parking lot from Valley Boulevard and provide direct access from the non-vacated segment of Granada Avenue. The public access from Downtown/Valley Mall to Granada Avenue would not change. Additionally, the City proposes to improve the Parking Lot No. 1 with new stormwater drainage, new pavement, and restriping to increase the total number of spaces from 148 to approximately 169 parking spaces with 47 of those 169 parking spaces reserved for use by Norms under the terms of a public parking lot reciprocal easement and use agreement between Norms and the City. After the street vacations and parking lot improvements, the public would access the parking lot off of Valley Boulevard via the Santa Fe Trail Plaza signalized ingress/egress and Granada Avenue.

The Commission's review of the proposed street and public alley vacation is focused on the General Plan conformity of the street vacations pursuant to California Government Code Section 65402. The Norms project entitlements will be presented to the Commission at a future date as a separate item. Parking Lot No. 1 is currently in the design phase and will be presented to the City Council at a future public hearing. The proposed parking agreement with Norms will also be presented separately to the City Council.

FINDING OF GENERAL PLAN CONFORMITY

In accordance with California Government Code Section 65402, prior to the public street and public alley vacations, it is necessary for the City to find that the street vacations are in conformance with the 2011 El Monte General Plan. Specifically, the proposed vacation is consistent with the following General Plan policies:

1. ***LU-4.5 – Economic Development.*** *Support the development of office, commercial and industrial uses, both citywide and in strategic areas that strengthen the economy.*

The street vacations shall accommodate the reconfiguration of Parking Lot No. 1 which currently provides 148 parking spaces, including two (2) ADA spaces.

The reconfiguration of Parking Lot No. 1 would add approximately 21 spaces for a total of approximately 169 spaces, including six (6) ADA spaces. The City is currently processing an application for a proposed Norms restaurant to be located at the southeast corner of Santa Anita Avenue and Valley Boulevard adjacent to Parking Lot No. 1. The proposed Agreement between Norms and the City would provide Norms with 47 reserved parking spaces within the westerly portion of Parking Lot No 1. The remaining 122 spaces will be open for all other businesses. In addition to the added parking spaces, the reconfiguration of the parking lot would improve access and circulation. Currently, Parking Lot No. 1 is accessed via Valley Boulevard and the alley but not directly from Granada Avenue. The reconfiguration would allow access to the parking lot from Valley Boulevard and allow direct access from Granada Avenue. The reconfiguration of the parking lot would provide additional parking spaces to better accommodate the existing Valley Mall businesses and the future Norms restaurant which will add to the synergy of Valley Mall/Downtown and strengthen the economy.

2. **LU-4.6 – Public Services and Facilities.** *Support community growth and change through the provision and maintenance of quality public services and facilities, including infrastructure and appropriate funding mechanisms to maintain it in good working order.*

Parking Lot No. 1 is currently in poor condition and does not provide for proper drainage. The street vacations would allow for the reconfiguration of the parking lot which would add spaces and improve access and circulation. Additionally, the City proposes to improve the parking lot with new stormwater drainage, new landscape and lighting, new pavement, and restriping to accommodate a total of approximately 169 parking spaces. Therefore, the street vacations would allow for infrastructure improvements of the public parking facility and would allow the City to maintain it in good working order for public use.

3. **C-6.4. Parking Supply.** *Require residential, commercial, industrial, and other land uses in the community to provide adequate onsite parking for their respective uses; allow for joint-use parking provided the parking needs of individual uses are satisfied.*

The street vacations would allow for the reconfiguration of Parking Lot No. 1 and provide approximately 169 parking spaces for the joint utilization between the future Norms restaurant and Valley Mall/Downtown businesses. Parking Lot No. 1 currently has 148 parking spaces, in which approximately 65 spaces are located in the eastern portion of the parking lot. Staff's analysis shows that the eastern portion of the parking lot is utilized more than the west side of the parking lot. The reconfiguration/restriping of Parking Lot No. 1 would provide for approximately 81 spaces in the east side of the parking lot, which would add to the parking supply in the highly utilized area of Parking Lot No. 1.

As discussed above, vacating the proposed segments of Granada Avenue and the alley will conform with the General Plan policies above by promoting additional economic activity for the Downtown/Valley Mall and the future Norms Restaurant by improving circulation and improving the infrastructure of the public parking lot. The proposed restriping of the parking lot would increase the existing parking supply from 148 to 169 spaces. Furthermore, Granada Avenue and the Alley are not identified in the General Plan Mobility Element as a travel corridor for any type of transportation (autos, transit, trucks, bicycles or pedestrians).

VALLEY MALL/DOWNTOWN PARKING UTILIZATION

In order to analyze the parking utilization for Parking Lot No. 1 and the adjacent City-owned parking lots utilized by the Valley Mall/Downtown businesses, staff conducted a parking survey starting on Friday, August 12, 2016 through Thursday, August 18, 2016. The parking lots and times surveyed include (see Exhibits A and B on the following pages):

- Parking Lot No. 1;
- Parking Lot No. 2 (located east of Parking Lot No. 1 on Valley Boulevard between El Monte Avenue and Monterey Avenue); and
- Parking Lot No. 4 (located south of Valley Mall off Granada Avenue).
- Daily counts at 10:00 AM, 12:00 PM, 2:00 PM, 4:00 PM, 6:00 PM, and 8:00 PM
- Captures the businesses' hours of operations and peak hours for breakfast, lunch, and dinner time.

In Parking Lot No. 1, the highest number of cars parked is 123 on Saturday at 12 PM and 120 on Sunday at 2 PM reflecting the weekend lunch peak hours. The proposed reconfiguration of the parking lot would increase the number of available spaces from 148 to 169. With the proposed 47 parking spaces reserved for Norms, there would be a parking deficiency of one (1) parking space on a theoretical Saturday at 12 PM and a parking surplus of two (2) spaces on a theoretical Sunday at 2 PM. Significantly greater parking surpluses were recorded during other time periods surveyed (with surpluses ranging from eight (8) to 118 spaces).

Parking Lot No. 2 and No. 4 show that there are ample number of available parking spaces throughout the day and evening. The City can work with the Valley Mall/Downtown business owners to encourage that these parking lots be used for employee parking should a trend show that Parking Lot No. 1 is reaching capacity.

Exhibit A – Map of City Owned Parking Lots



Exhibit B – Parking Survey

Parking Lot 1 – 148 Spaces Total							
Time	8/12/2016	8/13/2016	8/14/2016	8/15/2016	8/16/2016	8/17/2016	8/18/2016
	Fri.	Sat.	Sun.	Mon.	Tue.	Wed.	Thur.
10:00 AM	72	77	29	54	71	57	74
12:00 PM	76	123	68	77	83	78	98
2:00 PM	82	112	120	48	75	75	77
4:00 PM	92	82	93	39	65	65	61
6:00 PM	109	77	87	80	66	82	84
8:00 PM	57	50	72	59	64	51	52

Parking Lot 2 – 75 Spaces Total							
Time	8/12/2016	8/13/2016	8/14/2016	8/15/2016	8/16/2016	8/17/2016	8/18/2016
	Fri.	Sat.	Sun.	Mon.	Tue.	Wed.	Thur.
10:00 AM	20	18	12	36	13	14	16
12:00 PM	47	63	27	41	38	37	48
2:00 PM	49	59	50	34	28	33	37
4:00 PM	50	45	44	31	37	37	41
6:00 PM	42	39	38	28	32	31	35
8:00 PM	5	6	2	5	4	9	12

Parking Lot 4 – 120 Spaces Total							
Time	8/12/2016	8/13/2016	8/14/2016	8/15/2016	8/16/2016	8/17/2016	8/18/2016
	Fri.	Sat.	Sun.	Mon.	Tue.	Wed.	Thur.
10:00 AM	38	26	30	65	51	46	51
12:00 PM	50	54	38	64	56	55	55
2:00 PM	46	43	41	56	53	49	38
4:00 PM	44	31	36	52	53	47	36
6:00 PM	41	31	29	49	45	46	39
8:00 PM	23	2	19	14	38	32	20

PUBLIC COMMENTS

There were two (2) Valley Mall restaurateurs whom voiced concerns over the reconfiguration of the parking lot and the proposed 47 parking spaces reserved for the future Norms restaurant and the reduced number of parking spaces available to the rest of the public. One of the restaurateurs occupies 101 Restaurant located at the west side of Valley Mall, adjacent to the west side of Parking Lot No. 1. While surveying the parking, staff observed that the west side of the parking lot were underutilized and that the proposed parking reconfiguration, even with 47 spaces reserved for Norms should meet the parking demands of the existing businesses.

The other restaurateur occupies La Barca restaurant located adjacent to the east side of Parking Lot No. 1. Staff observed that the majority of the occupied parking spaces were on the east side of the lot (which will be farther away from the proposed Norms restaurant). The proposed reconfiguration of Parking Lot No. 1 would increase the number of parking spaces on the east side by approximately 20 spaces, adding to the parking supply where the demand appears to be higher.

Staff's parking survey shows that the proposed street vacation and future parking lot improvements would increase the parking supply, improve access and circulation and provide landscape and lighting, resulting in an upgraded parking lot for customers and employees of Valley Mall/Downtown.

ENVIRONMENTAL

In accordance with the requirements of the California Environmental Quality Act (CEQA) of 1970, and the CEQA Guidelines, as amended, this project is Categorically Exempt under Section 15305 – Class 5 (Minor Alterations in Land Use Limitations). This applies to street vacations on land that has an average slope of 20 percent or less and does not result in any changes in land use or density. Alternatively, the proposed vacation is not a project under CEQA pursuant to the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment, pursuant to Section 15061(b)(3) of the CEQA Guidelines since there is no possibility that the proposed vacation will result in a physical change in the environment.

RECOMMENDATION

That pursuant to California Government Code Section 64502, the Planning Commission shall adopt a resolution making a finding of General Plan Conformity with the 2011 City of El Monte General Plan and recommending the City Council approve the public street vacations.

ATTACHMENTS:

- A. Resolution & Street Vacation Exhibit

RESOLUTION NO. 3447

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FINDING THE PROPOSED VACATION OF PORTIONS OF GRANADA AVENUE SOUTH OF VALLEY BOULEVARD AND THE PUBLIC ALLEY ADJACENT TO THE NORMS DEVELOPMENT PROJECT SITE BETWEEN SANTA ANITA AVENUE AND GRANADA AVENUE, IN THE CITY OF EL MONTE, TO BE IN CONFORMITY WITH THE GENERAL PLAN AND CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, Streets and Highways Code section 8300 et seq. enables a city legislative body to vacate all or part of a street, highway, or public service easement within such city; and

WHEREAS, pursuant to Government Code Section 65402, before vacating a street, a city council must submit the matter of the proposed vacation to the legislative planning body so that it may determine if the proposed vacation conforms with the city's General Plan; and

WHEREAS, the City of El Monte ("City") and Norms Restaurant, LLC ("Norms") are endeavoring to undertake a development project to establish, construct, and open a Norms Restaurant which may consist of up to 7,176 square feet of floor area and the associated onsite parking lot on a 1.01-acre site located on the southeast corner of Valley Boulevard and Santa Anita Avenue; and

WHEREAS, development of the proposed Norms Restaurant includes associated actions that will require the City to 1) renovate and reconfigure a City owned public

parking lot located at the southeast corner of Valley Boulevard and Granada Avenue to include new stormwater drainage, new pavement, and restriping the public parking spaces to accommodate a total of approximately 169 parking spaces; 2) to vacate a portion of Granada Avenue south of Valley Boulevard ("Granada Vacation") and a portion of a public alley adjacent to the development project site between Santa Anita Avenue and Granada Avenue ("Alley Vacation") for incorporation into the Norms Project site; 3) to dedicate 47 parking spaces within City Parking Lot No. 1 for the exclusive use by Norms patrons; 4) to record a Parcel Map delineating the various affected lands; and 5) to approve and execute various agreements necessary to lease and potentially sell the property to Norms; and

WHEREAS, the Granada and Alley Vacations will enable the City to complete and eventually, record the parcel map, thereby, establishing the Norms parcel and the exclusive parking area for Norms within City Parking Lot No. 1; and

WHEREAS, on July 19, 2016, the City Council adopted Resolution No. 9681 declaring its intention to order the Granada Vacation and Alley vacations, setting a September 6, 2016 (or as soon thereafter) City Council public hearing for the consideration of such vacation, and referring this matter to the Planning Commission, in accordance with Government Code Section 65402, for the Planning Commission to determine if the proposed vacation conforms with the City's General Plan; and

WHEREAS, on August 9, 2016, the Planning Commission received a City staff presentation and conducted an initial public hearing for consideration of the proposed vacation, and, after deliberation, continued the final vote on such proposed vacation to

August 23, 2016 to allow for the presentation of additional information by City staff; and

WHEREAS, the portions of Granada Avenue south of Valley Boulevard and the public alley adjacent to the development project site between Santa Anita Avenue and Granada Avenue intended to be vacated are described in further detail in the attached **Exhibit “A”**; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL MONTE, CALIFORNIA DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. The facts set forth in the recitals above are true and correct and incorporated herein by reference.

SECTION 2. The vacation of portions of Granada Avenue and the public alley adjacent to the development project site between Santa Anita Avenue and Granada Avenue, as illustrated in **Exhibit “A,”** is hereby found to be in conformity with the City’s General Plan. This finding is made pursuant to the requirements of Government Code Section 65402 and is based upon the following:

A. The proposed vacation is consistent with the following General Plan policies:

1. *LU-4.5 – Economic Development.* Support the development of office, commercial and industrial uses, both citywide and in strategic areas that strengthen the economy.

- The street vacations shall accommodate the reconfiguration of City Parking Lot No. 1 which currently provides 148 parking spaces, including two (2) ADA spaces. The reconfiguration of City Parking Lot No. 1 would add approximately 21 spaces for a total of approximately 169 spaces, including six (6) ADA spaces. The City is currently processing an application for a proposed Norms restaurant to be located at the southeast corner of Santa Anita Avenue and Valley Boulevard adjacent to City Parking Lot No. 1. The proposed Agreement between Norms and the City would provide Norms with 47 reserved parking spaces within the westerly portion of City Parking Lot No 1. The remaining 122 spaces will be open for all other businesses. In addition to the added parking spaces, the reconfiguration of the parking lot would improve access and circulation. Currently, City Parking Lot No. 1 is accessed via Valley Boulevard and the alley but not directly from Granada Avenue. The reconfiguration would allow access to the parking lot from Valley Boulevard and allow direct access from Granada Avenue. The reconfiguration of the parking lot would provide additional parking spaces to better accommodate the existing Valley Mall businesses and the future Norms restaurant which will add to the synergy of Valley Mall/Downtown and strengthen the economy.

2. *LU-4.6 – Public Services and Facilities.* Support community growth and change through the provision and maintenance of quality public services and facilities, including infrastructure and appropriate funding mechanisms to maintain it in good working order.

- City Parking Lot No. 1 is currently in poor condition and does not provide for proper drainage. The street vacations would allow for the reconfiguration of the parking lot which would add spaces and improve access and circulation. Additionally, the City proposes to improve the parking lot with new stormwater drainage, new landscape and lighting, new pavement, and restriping to accommodate a total of approximately 169 parking spaces. Therefore, the street vacations would allow for infrastructure improvements of the public parking facility and would allow the City to maintain it in good working order for public use.

3. *C-6.4. Parking Supply.* Require residential, commercial, industrial, and other land uses in the community to provide adequate onsite parking for their respective uses; allow for joint-use parking provided the parking needs of individual uses are satisfied.

- The street vacations would allow for the reconfiguration of City Parking Lot No. 1 and provide approximately 169 parking spaces for the joint utilization between the future Norms restaurant and Valley Mall/Downtown businesses. City Parking Lot No. 1 currently has 148 parking spaces, in which approximately 65 spaces are located in the eastern portion of the parking lot. Staff's analysis shows that the eastern portion of the parking lot is utilized more than the west side of the parking lot. The reconfiguration/restriping of City Parking Lot No. 1 would provide for approximately 81 spaces in the east side of the parking lot, which would

add to the parking supply in the highly utilized area of City Parking Lot No. 1.

- B. Vacating the proposed segments of Granada Avenue and the alley would promote additional economic activity for the Downtown/Valley Mall and the prospective Norms Restaurant by improving circulation and improving the infrastructure of the public parking lot.
- C. The proposed restriping of the parking lot would increase the existing parking supply from 148 to 169 spaces.
- D. Granada Avenue and the alley in question are not identified in the City's Mobility Element as a travel corridor for any type of transportation (autos, transit, trucks, bicycles or pedestrians).

SECTION 3. The proposed vacation is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15305 of the CEQA Guidelines, Class 5 (Minor Alterations in Land Use Limitations), since the area proposed for the street vacation has an average slope of 20 percent or less and does not result in any changes in land use or density. Alternatively, the proposed vacation is not a project under CEQA pursuant to the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment, pursuant to Section 15061(b)(3) of the CEQA Guidelines since there is no possibility that the proposed vacation will result in a physical change in the environment.

SECTION 4. The Secretary of the Planning Commission of the City of El Monte shall certify to the adoption of this Resolution and shall cause a copy of the same to be forwarded to the City Council for its consideration.

Dallas Baker, Chairperson

ATTEST:

Marcella Magdaleno, Secretary
El Monte City Planning Commission

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES) SS:

CITY OF EL MONTE)

I, Marcella Magdaleno, Secretary of the Planning Commission of the City of El Monte, do hereby certify that the above and foregoing is a full, true, and correct copy of Resolution No. 3446 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on August 23, 2016, by the following votes to wit:

AYES:

NOES:

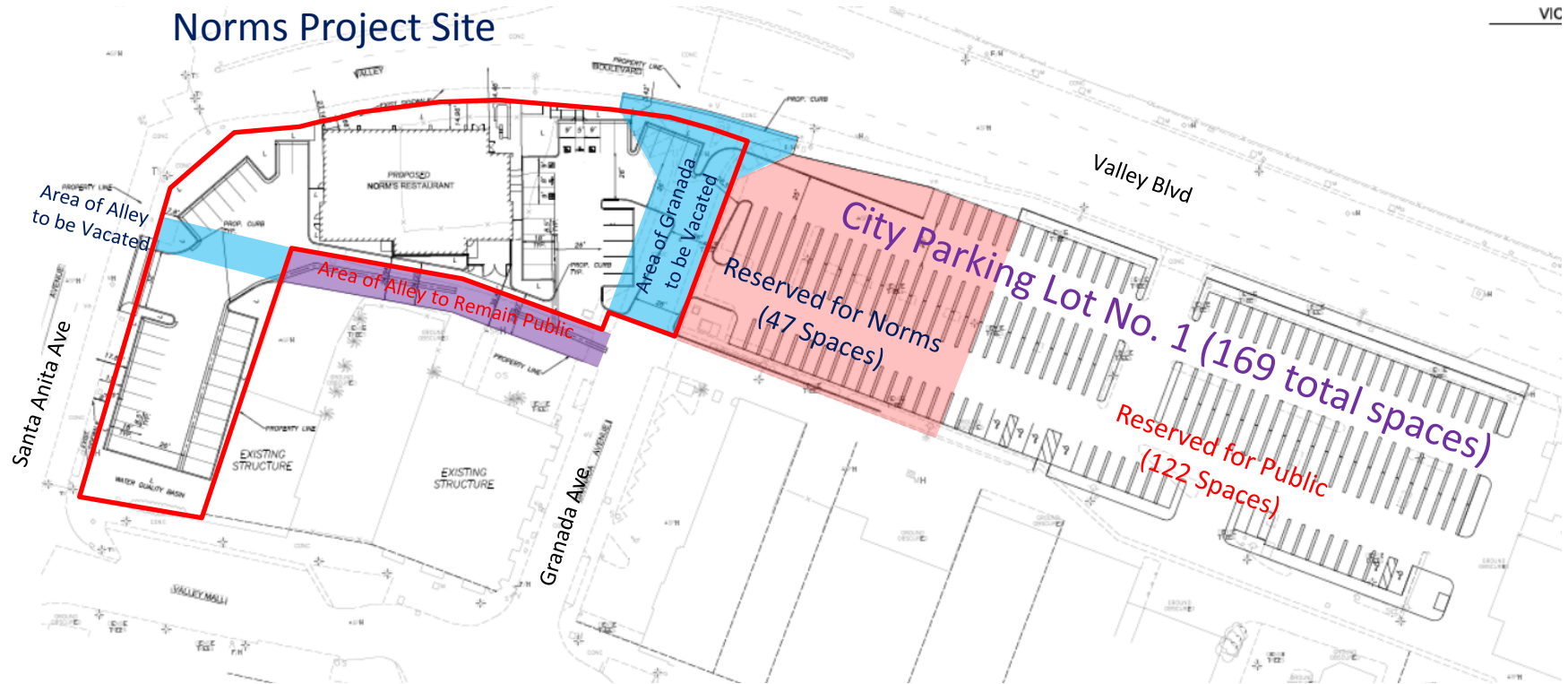
ABSTAIN:

ABSENT:

Marcella Magdaleno, Secretary
El Monte City Planning Commission

**EXHIBIT "A":
DESCRIPTION OF PORTIONS OF GRANADA AVENUE AND ALLEY ADJACENT TO
THE NORMS DEVELOPMENT PROJECT SITE BETWEEN SANTA ANITA AVENUE
AND GRANADA AVENUE**

Proposed City Parking Lot Reconfiguration, Street and Alley Vacations & Norms Site



Aerial View of City Parking Lot Reconfiguration, Street and Alley Vacations & Norms Site



STAFF REPORT**AUGUST 23, 2016**

TO: CITY PLANNING COMMISSION

FROM: MINH THAI
ECONOMIC DEVELOPMENT DIRECTOR

JASON C. MIKAELIAN, AICP
CITY PLANNER

BY: IRVING ANAYA
CONTRACT PLANNER

SUBJECT: CONDITIONAL USE PERMIT NO. 11-16

LOCATION: 10619 VALLEY BOULEVARD, SUITE F

APPLICANT: SAGAR S. PATEL
18653 CLUBHOUSE DRIVE
YORBA LINDA, CA 92886

PROPERTY OWNER: SANTA FE TRAIL HOLDINGS, LLC
9841 AIRPORT BLVD, SUITE 700
LOS ANGELES, CA 90021

ENVIRONMENTAL DETERMINATION: ARTICLE 19 CATEGORICAL EXEMPTIONS – CLASS 1, SECTION 15301 (EXISTING FACILITIES) IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970 AND THE CEQA GUIDELINES, AS AMENDED.

RECOMMENDATION: ADOPT A CATEOGORICAL EXEMPTION UNDER SECTION 15301 (CLASS 1 - EXISTING FACILITIES) AND APPROVE CONDITIONAL USE PERMIT NO. 11-16 SUBJECT TO CONDITIONS.

REQUEST:

The applicant requests the approval of Conditional Use Permit No. 11-16 to allow the “on-sale” of beer and wine (Type 41) for on-site consumption within a new restaurant (Wing Stop). The restaurant will be located within a new 1,238 square foot commercial tenant space located at 10619 Valley Boulevard, Suite F. The site consists of the recently completed project known as the “Santa Fe Trail Plaza”. The development site is zoned C-2D (Retail Commercial). This request for a Conditional Use Permit is made pursuant to the requirements of Section 17.24.040(49) of the El Monte Municipal Code (EMMC).

SUBJECT PROPERTY:

Location:	Northeast corner of Santa Anita Avenue and Valley Boulevard
General Plan:	Downtown Core
Zone:	C-2D (Retail Commercial)
Tenant space:	Wing Stop Restaurant: 1,238 square feet
Street Frontage:	81 feet of frontage along Valley Boulevard
Building size:	7,324± square feet (Multitenant Bldg: 110,000 sf total)
Existing Improvements:	Santa Fe Trail Plaza Development

SURROUNDING PROPERTIES:

	General Plan:	Zoning:	Land Use:
North:	Downtown Core	PF & M-1	Manufacturing
South:	Downtown Core	P & C-2D	Parking & Commercial
West:	Downtown Core	OS	Open Space
East:	Downtown Core	C-2D	Residential

AERIAL AND ZONING:



NEW WINGSTOP

EXISTING GREASE INTERCEPTOR LOCATION
 PROVIDE IMPERVIOUS TRASH ENCLOSURE INCLUDING SEALED CONCRETE FLOORS AND SMOOK WALLS W/ APPROVED SEALER.

EXISTING HOV PARKING

PROPOSED MAJOR A
 412,008 S.F.

PROPOSED MAJOR B
 412,008 S.F.

PROPOSED MAJOR C
 435,001 S.F.

PROPOSED MAJOR D
 GROUND LEVEL 445,018 S.F.
 MEZANINE AND
 MEZANINE MEZ. 42,000 S.F.
 TOTAL
 487,018 S.F.

PROPOSED MAJOR E
 412,008 S.F.

[illegible]

BACKGROUND

On April 1, 2014, the Planning Commission of the City of El Monte approved Lot Division No. 711 (Tentative Parcel Map No.72667), Conditional Use Permit No. 22-13, Conditional Use Permit No. 03-14, Design Review No. 10-13, and Modification No. 23-13 to partially demolish, renovate, expand, and develop a new 109,957 square foot shopping center known as the Santa Fe Trail Plaza. The site is approximately 9.25 acres in size and is located at the northeast corner of Santa Anita Avenue and Valley Boulevard.

The Conditional Use Permit being considered in this application is for a new restaurant (Wing Stop) to have beer and wine alcohol (Type 41) license for on-site consumption. The 1,328 square foot restaurant will be located at 10619 Valley Boulevard Suite F, within a 7,324 square foot multi-tenant building.

PROJECT DESCRIPTION

The applicant is requesting the approval of a Conditional Use Permit to allow a Type 41 ABC License (on-sale beer and wine) for a bona fide eating establishing. The restaurant provides 32 interior dining seats in addition to 5 tables 20 seats within a shared outdoor dining area (to the north of the tenant space). The restaurant's proposed hours of operation are from 10:30 a.m. to 12:00 a.m. daily and will enforce a strict no outdoor alcohol consumption policy.

PROJECT ANALYSIS

The tenant space is within the Santa Fe Trail Plaza which was approved on April 1, 2014 and will be occupied by a restaurant. The proposed floor plan and use is consistent with the EMMC requirements for a restaurant pursuant to Section 17.04.020, which is defined as follows:

"Restaurant" means an establishment engaged in the sale of food and nonalcoholic beverages for consumption on or off the premises, and alcoholic beverages for consumption on the premises and where at least twenty (20) percent of the gross floor area of the building is designed, equipped and used exclusively for the storage and preparation of food and nonalcoholic beverages, and where at least fifty (50) percent of the gross floor area of the building is designed, equipped and used exclusively for seating of patrons for the purpose of serving meals. Meals means the usual assortment of foods commonly ordered at various hours of the day. Patrons' means persons who come to a bona fide public eating place for the purpose of actually ordering and obtaining a meal therein. A maximum of thirty (30) percent of the gross floor area may be devoted to incidental uses including on-premise sale of alcoholic beverage, live entertainment, pool tables, restrooms and offices. The area designated for incidental use

shall be physically separated from all dining and kitchen facilities. The sale of alcoholic beverages shall be incidental to the sale of food.

“Wing Stop” meets all the requirements of the EMMC for the definition of a restaurant in that, it is an establishment engaged in the sale of food, including alcoholic beverages for onsite consumption as an incidental use. The sale of alcohol will be incidental to the total volume of sales conducted at the restaurant. Per the applicant’s letter of intent, alcohol sales are typically a very small percentage of annual sales at similar sized restaurants. The sale of alcoholic beverage and consumption will be ancillary to food sales and will only be permitted indoors.

Parking

Section 17.08.090 of the EMMC outlines the parking requirements for specific land uses. Accordingly, the parking requirement for restaurants is one space per 150 square feet of gross floor. The subject building measures 7,324 square feet, of which 1,328 square feet will be dedicated to the restaurant, requiring a total of nine (9) parking spaces. The area in which the building is located has 47 parking spaces, four (4) of which are handicap spaces for the entire 7,324 square foot building. Overflow parking will be shared with the adjacent parking lot serving the entire shopping center. Pursuant to EMMC parking requirements, the Santa Fe Trail Plaza Center (109,957 sf) requires a total of 286 parking spaces. The center provides a total of 450 parking spaces. The excess parking has been provided specifically to allow the establishment of restaurant uses. In total, the Center exceeds the number of required parking spaces by 164 spaces.

Alcohol Beverage Control (ABC)

In accordance with the provisions of the EMMC Section 17.24, the request for a Type 41 beer and wine alcohol license may be granted upon approval of a conditional use permit from the City Planning Commission. Additionally ABC will not allow the existing business to obtain a Type 41 license without the City’s approval.

On June 1, 2016, staff contacted ABC requesting the existing concentration of Type 41 (beer and wine only) and Type 47 licenses in Census Tract 4327. ABC concluded the restaurant is located within an over concentrated census tract. ABC reported that Census Tract 4327 only allows five (5) “on-sale” licenses, and their analysis showed six (6) existing businesses with “on-sale” licenses. As an ABC requirement of compliance, the applicant must submit a letter of public convenience or necessity prior to obtaining an ABC license.

Staff also conducted an evaluation of the existing number of businesses with alcohol licenses within the census tract. These six (6) licenses include:

Type 41	La Barca Jalisco	10817 Valley Mall, El Monte, CA 91731
Type 41	El Nuevo Mariscos Cancun	3590 Cleminson St., El Monte, CA 91731
Type 41	Chipotle Mexican Grill, INC.	10761 Valley Blvd., El Monte, CA 91731
Type 47	Ignacios Sports Bar & Grill (currently space is vacant but license is active)	10631 Valley Mall., El Monte, CA 91731
Type 47	El Sombrero Restaurant	3550 Santa Anita., El Monte, CA 91731
Type 47	Havana Club Restaurant & Bar	3831 Peck Rd., El Monte, CA 91732

The on-site sale and consumption of beer, wine, and distilled spirits is classified as an ancillary use to the primary restaurant. The sale of alcoholic beverages for off-site consumption is not proposed as part of this application. In addition, no live entertainment is proposed in conjunction with this application.

It is staff's determination that the on-site sale and consumption of beer, wine, and distilled spirits in conjunction with the operation of the restaurant use will not detrimentally affect the surrounding area.

Police Department

According to the El Monte Police Department, this is not a high crime area nor will a negative impact occur with the increase of an ABC license for a restaurant. The calls for Service Report for the intersection of Santa Anita Avenue and Valley Boulevard found that traffic violations are primarily due to construction and the revitalization of the Downtown Core. This has led to an increase in the amount of calls for traffic, traffic incidents, and other automobile related issues.

CITY REVIEW PROCESS

Staff and other City Departments and Divisions have reviewed the proposed project through the City's internal application review process. This review process enables the various City Departments and Divisions (i.e. Planning, Building, Public Works/Engineering, Police and Fire) to thoroughly evaluate land use and development proposals for conformity with the provisions established in the City's Municipal and Zoning Code. Additionally, the review process ensures that each proposal is designed to be compatible with any existing land uses and structures on-site and the neighboring properties. In this way, the quality and economic health of local residential, commercial and industrial districts are appropriately maintained. There were no concerns or conditions received from any of the reviewing parties. Accordingly, staff has concluded that Conditional Use Permit No. 11-16 conforms to the requirements of the City's General Plan and Zoning Code, and is compatible with the surrounding area.

GENERAL PLAN CONSISTENCY

The General Plan land use designation for this property is within the sub-district known as the *Downtown Core*; the Downtown Core allows a range of land uses and development types that create a vibrant mixed-income and multiuse environment. Retail, civic facilities, office, entertainment, transit, hotels, light industrial, high density residential uses, daycare centers, public, and cultural facilities are allowable uses. The proposed restaurant use with alcohol sales is consistent with the City's goals for the Downtown Core.

ENVIRONMENTAL REVIEW

Staff has conducted the appropriate environmental analysis in compliance with the requirements of the California Environmental Quality Act (CEQA) and based on that assessment, staff has determined that the proposed project to allow the "on-sale" of beer and wine within a new bona fide restaurant is Categorically Exempt under Article 19 Section 15301 (Class 1 - Existing Facilities) of the CEQA Guidelines. Therefore, no further environmental assessment is necessary.

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

In order to approve the project, the Planning Commission is required to make certain findings. Section 6 of the draft resolution contains recommended findings and Section 7 contains conditions of approval for the Planning Commission's consideration.

RECOMMENDATION

Staff recommends that the Planning Commission evaluate the proposal and consider the following:

1. Adopt findings of approval in the affirmative, for a Categorical Exemption under Article 19 Section 15301 (Class 1: Existing Facilities) pursuant to the California Environmental Quality Act and Guidelines, as amended; and
2. Approve Conditional Use Permit No. 11-16 subject to the recommended Conditions of Approval contained herein or any other conditions that the Planning Commission may wish to impose.

ATTACHMENTS:

- A. Resolution No. 3448
- B. Project Plans
- C. ABC On-Sale License Query
- D. Public Hearing Notice, Radius Map and Sign Posting

RESOLUTION NO. 3448

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 11-16 ALLOWING THE ON-SALE OF BEER AND WINE WITHIN A NEW RESTAURANT (WING STOP) AND ADOPTING A CATEGORICAL EXEMPTION FOR THE PROPERTY LOCATED AT 10619 VALLEY BOULEVARD, SUITE F, EL MONTE, CALIFORNIA.

The Planning Commission of the City of El Monte, County of Los Angeles, State of California, does hereby find, determine and resolve as follows:

SECTION 1 – PROJECT DESCRIPTION.

On June 1, 2016, Sagar S.

Patel, 18653 Clubhouse Dr. Yorba Linda, CA 92886, filed an application for Conditional Use Permit No. 11-16 to allow the on-sale of beer and wine at a restaurant within a new building. The restaurant space measures approximately 1,238 square feet.

SECTION 2 – PUBLIC HEARING.

This request is made pursuant to the requirements of Section 17.24.040 of the El Monte Municipal Code (EMMC). The property is located at 10619 Valley Boulevard, Suite F, on the north side of Valley Boulevard between Santa Anita Avenue and Monterey Avenue, and described as follows, to-wit:

APN: 8575-022-034

Pursuant to which after due notice as required by law, a full and fair public hearing was held to consider Conditional Use Permit No. 11-16 before this Planning Commission on August 23, 2016 at which time, all interested persons were given full opportunity to be heard and present evidence.

SECTION 3 - ZONING. The property is located within the C-2D Zone (Retail Commercial) and the multi-tenant building is located at the site known as the Santa Fe Trail Plaza. Surrounding properties are of similar land uses and are currently under development as well. The land uses are as follows:

- North: PF & M-1; Manufacturing
- South: P & C-2D; Parking & Retail Commercial
- West: OS; Open Space
- East: C-2D; Residential

SECTION 4 - ENVIRONMENTAL. That in accordance with the criteria and authority contained in the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines as amended, staff has conducted the appropriate environmental analysis and based on that assessment, the City has determined the project to be Categorically Exempt by Article 19 Section 15301 (Class 1 - Existing Facilities) in accordance with the requirements of the State CEQA Guidelines. No further environmental assessment is required.

SECTION 5 - GENERAL PLAN. That the General Plan land use designation is Downtown Core. The proposed project is permitted on the subject property upon the approval of a Conditional Use Permit and is consistent with the goals of the EMMC and the 2011 El Monte General Plan.

SECTION 6 - CONDITIONAL USE PERMIT FINDINGS. That all necessary findings for the granting of Conditional Use Permit No. 11-16, to allow the on-sale of beer and wine within a new restaurant, pursuant to Section 17.24.040(49) of the El Monte Municipal Code can be made in a positive manner as follows:

- A. The granting of such Conditional Use Permit will not be detrimental to the public health or welfare or be injurious to the property or to improvements in such zone or vicinity.

Finding of Fact:

The Conditions of Approval have been imposed to ensure that the proposed project as a bona fide restaurant with the “on-sale” of beer and wine will not negatively impact the surrounding properties or businesses. Wing Stop hours of alcohol sales are within the proposed hours of operation of 10:30 a.m. to 12:00 a.m. daily. The restaurant’s proposed sale of beer and wine is consistent with the surrounding area that is developed with a variety of commercial uses. Outdoor drinking is prohibited and employees will be trained on how to communicate this to customers as well as having signs posted on the interior. Therefore the granting of the Conditional Use Permit will not be detrimental to the public health or welfare or be injurious to the property or to improvements in such zone or vicinity.

- B. The use applied for at the location is properly one for which a Conditional Use Permit is authorized.

Finding of Fact:

Section 17.24.040(49) of the El Monte Municipal Code authorizes the application and approval of a Conditional Use Permit for such proposed land use as a bona fide restaurant with the “on-sale” of beer and wine within the C-2D zone.

- C. The site for the proposed use is adequate in size and shape to accommodate said uses; and that all yards, spaces, walls, fences, parking, loading, landscaping and other features required to adjust said use with the land and surrounding uses are provided.

Finding of Fact:

The project as a bona fide restaurant complies with the EMMC. The proposed use of on-sale of beer and wine can be adequately accommodated and will not create a negative impact to the adjacent land uses as it will be located in a tenant space within an existing commercial building at the Santa Fe Trail Plaza. In addition, staff’s analysis of the site plan and input from other city departments assures compliance with these requirements.

- D. The site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed uses.

Finding of Fact:

The property in which the restaurant is located is accessible from Valley Boulevard, a major arterial, and Santa Anita Avenue, another major arterial. These streets comply with the standard design requirements and are able to accommodate the amount of traffic that the proposed restaurant would generate.

E. The granting of such Conditional Use Permit will not adversely affect the purpose, goals, and policies of the El Monte General Plan of 2011.

Finding of Fact:

The proposed land use as a bona fide restaurant with the “on-sale” of beer and wine is consistent with the City of El Monte Downtown Core of the General Plan Land Use designation which allows for a wide range of retail businesses, personal services, professional offices, and food and beverage establishments.

SECTION 7 – APPROVALS AND CONDITIONS. That the Planning

Commission determines that the project is Categorically Exempt under Article 19 Section 15301 (Class 1 - Existing Facilities) in accordance with the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines, as amended, and does hereby approve Conditional Use Permit No. 11-16 subject to the following conditions:

General

1. The approval is for Conditional Use Permit No. 11-16 to allow the “on-sale” of beer and wine (Type 41) within a 1,238 square foot restaurant tenant space (Unit F) in a 7,324 square foot building.
2. The Conditional Use Permit authorizes the on-sale of alcoholic beverages for consumption within the restaurant and shall operate and maintain the licensed premises as a bona fide eating place. The restaurant shall maintain suitable kitchen facilities, and shall make actual and substantial sales of meals for consumption on the premises. The operations of the business shall strictly comply with the definition of a “Restaurant” as defined in Section 17.04.020 of the EMMC.
3. The sale of alcoholic beverages shall be incidental to the principal business activity, and shall comprise less than thirty percent (30%) of the gross receipts of the business in a calendar year. The business shall keep written records of all sales, and shall provide those records upon request to City officials, so that the City shall have the ability to verify the business’ compliance with this condition. If the city determines that the business is not operating as a bona fide restaurant as defined in section 17.04.020 of the El Monte Municipal Code, and/or is not complying with the further requirements of this condition, such a determination shall be cause for revocation of this Conditional Use Permit.
4. The project shall substantially conform to site plan, floor plans, and elevation plans on file with the City Planning Division and as presented to the Planning Commission on August 23, 2016 and as amended herein.
5. The Conditional Use Permit No. 11-16 approved as contained herein shall be effective for a period of one (1) year from the date of final approval by the City Planning Commission; unless the applicant has obtained building occupancy permits from the City for the proposed project or has timely requested an extension of time within which to procure building permits.

6. All conditions of approval for Lot Division No. 711 (Tentative Parcel Map No.72667), Conditional Use Permit No. 22-13, Conditional Use Permit No. 03-14, Design Review No. 10-13, and Modification No. 23-13 for the Santa Fe Trail Plaza shall remain effective.
7. A copy of the approving resolution shall be printed or attached to the development plans that are to be submitted during the plan check process.
8. Applicable conditions shall be met or deemed to have been addressed by the Planning Division prior to issuance of a Certificate of Occupancy for the building improvements.
9. All Planning Division, Building Division, Code Enforcement Division, Engineering Division, and Los Angeles County Fire Department standards and conditions shall be complied with prior to the issuance of building permits.
10. All City and LA County Fire Department standards and conditions shall be implemented prior to final inspection and prior to occupancy of the tenant space.
11. The applicant and property owner shall sign and submit an affidavit accepting all conditions of approval contained in the Planning Commission Resolution prior to issuance of Building Permits for the proposed project.
12. The applicant shall obtain all required approvals from the State Department of Alcohol Beverage Control (ABC) Board and provide such proof of approvals to the Planning Division prior to commencing the on-site sale of beer, wine, and distilled spirits in conjunction with meals served at the bona fide sit down restaurant.
13. No alcoholic beverages shall be sold for off-premise consumption. In addition no alcohol shall be consumed outside of the building or in the outdoor dining area.
14. The applicant shall not sublease any portion of the tenant space.
15. Signs shall be posted at the tenant space prohibiting consumption of alcoholic beverages beyond the premises of the restaurant, in the outdoor dining area, in the parking lot, and sidewalks. The applicant shall submit a proposal to the Planning Division for review and approval prior to installation of signs.

Legal

16. By acceptance of the approval of the project by the City, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to challenge, set aside, void or annul the approval of the project from an action which may be brought within the time period provided for such actions or

challenges under applicable law. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate in any such defense.

Operation and Maintenance

17. All equipment and materials shall be stored within the existing tenant space and outside storage/display or sales are strictly prohibited.
18. All public bathroom fixtures and equipment for the tenant space shall be maintained in good working order and shall incorporate automatic flow control devices. All urinals shall be of a waterless design. Public bathroom facilities shall be kept free of graffiti and etchings and shall be maintained in a clean condition through routine maintenance and daily janitorial cleaning. A deodorizer of some type shall be provided to eliminate or reduce to the greatest possible extent any obnoxious or foul odors. Bathrooms shall utilize paperless hand drying technology of an energy efficient design such as a Dyson Airblade hand dryer or similar type model.
19. Live entertainment for the tenant space, including dancing, dance floor, and stage are prohibited at all times.
20. The interior of the tenant space must remain visible from the outside. The windows shall be clear to allow visibility into the restaurant at all times.
21. Banners are prohibited for the tenant space at all times with an exception that banners that are in compliance with the El Monte Sign Ordinance may be installed upon approval of a Temporary Sign Permit by the Planning Division. Attachment of non-city approved signs, banners, product signs, or advertisements any to light poles/standards on or offsite is prohibited at all times.
22. All onsite parking spaces shall be accessible and free of obstructions and can only be used for parking of operable vehicles at all times. Assignment of parking spaces for the tenant spaces is prohibited.
23. Graffiti must be removed from any interior/exterior surfaces to the tenant space within 24 hours following the application of the graffiti or within 24 hours of applicant receiving notice of such graffiti by the City. Graffiti shall be removed by either painting over the evidence of such vandalism with a paint that has been exactly color-matched to the surface to which it is applied. If a non-painted surface, graffiti may be removed with solvents or detergents, as appropriate.
24. All public exit and entry doors for the tenant space shall be maintained in a working condition and must be cleared for use during business hours at all times.
25. All activities on the property shall comply with the City of El Monte Noise Ordinance at all times.

Fire Department

26. If requested by the Fire Department and/or City of El Monte the property owner shall post signs on the fire lane stating: "No parking on Fire Lane: Violating Vehicles will be towed away at owners expense per CV 22658 EMMC 3219 EMPD 580-2110". All safety and directional signs shall incorporate a porcelain finish and meet Public Works Division Standards.

SECTION 8 – PLANNING COMMISSION APPROVAL. That the Secretary of the

Planning Commission of the City of El Monte, California, shall certify to the adoption of this resolution and shall cause a copy of the same to be forwarded to the applicant.

Dallas Baker, Chairperson

ATTEST:

Marcella Magdaleno, Secretary
El Monte City Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF EL MONTE)

I, Marcella Magdaleno, Secretary of the Planning Commission of the City of El Monte, do hereby certify that the above and foregoing is a full, true, and correct copy of Resolution No. 3448 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on August 23, 2016, by the following votes to wit:

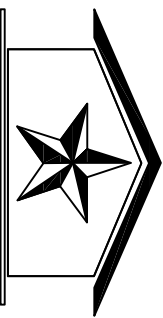
AYES:

NOES:

ABSTAIN:

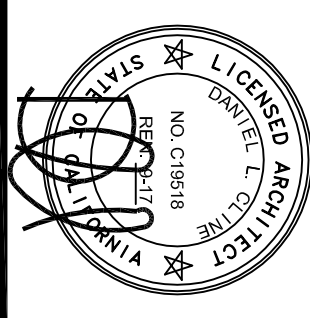
ABSENT:

Marcella Magdaleno, Secretary
El Monte City Planning Commission



Dan Cline
ARCHITECTURE, INC.

18572 AVOLINDA DRIVE
SUITE 100, INDIA, CA 92886
Tel (714) 315-0099
dan@danclinet.com



EL MONTE

10619 VALLEY BLVD. SUITE F
EL MONTE, CALIFORNIA 91731

DO NOT SCALE DRAWINGS

DATE: NOVEMBER 1, 2015

ISSUE: PLAN CHECK

DAN CLINE, INC.
COMMON LAW COPYRIGHT &
UNPUBLISHED TRADES
RIGHTS RESERVED. NO
RIGHT SHALL NOT BE
DISCLOSED IN ANY FORM OR
FIRST BEGINNING THE EXPRESS
DAN CLINE, INC.
© 2008

PROJECT NO.

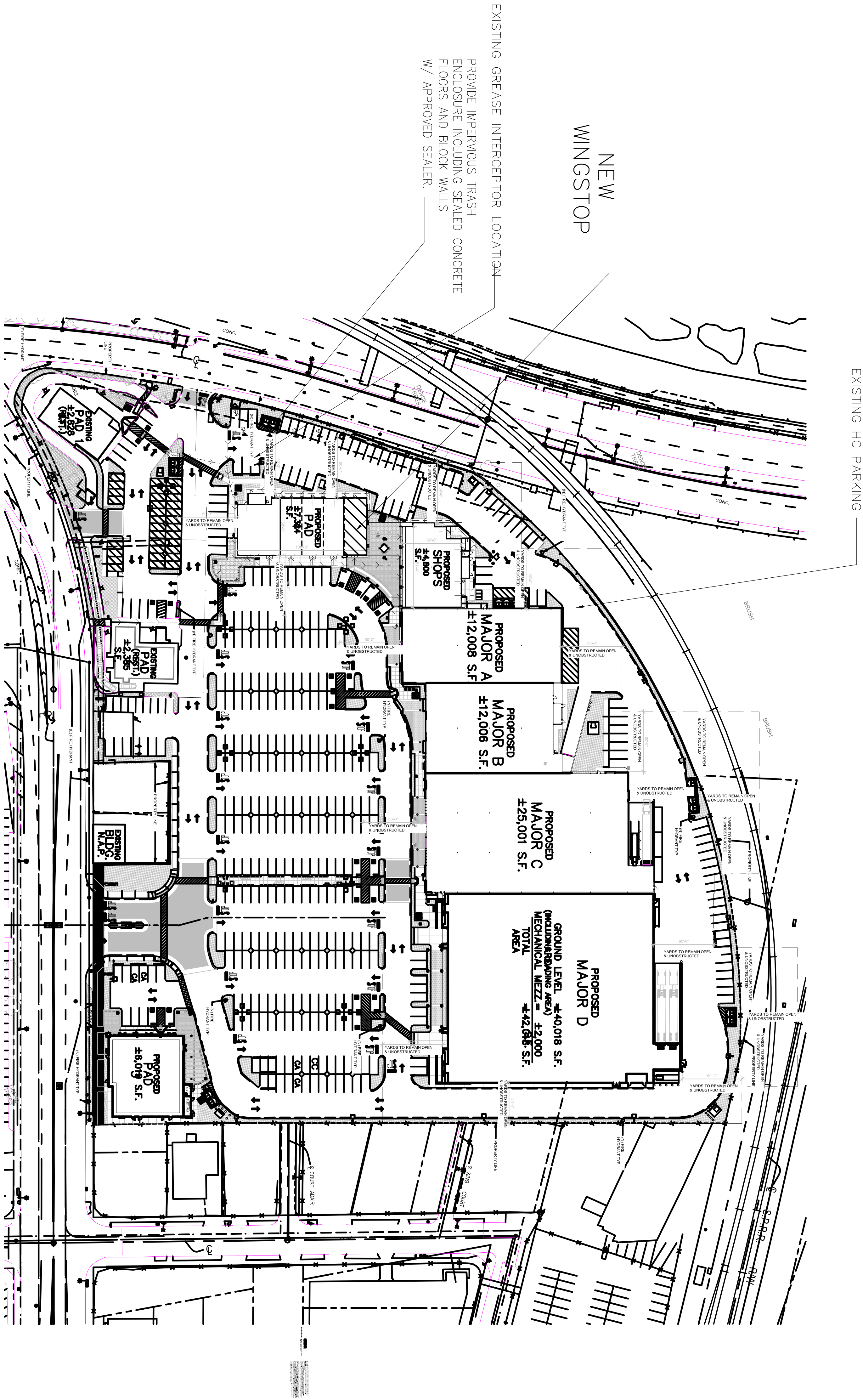
COPYRIGHT © 2012/2008

DRAWN CC

CHECKED DC

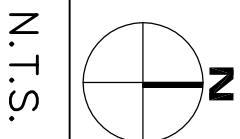
SITE PLAN

S1



SITE PLAN (FOR REFERENCE ONLY)

INDICATES ACCESSIBLE PATH OF TRAVEL. PATH OF TRAVEL MUST
BE MAINTAINED AT ALL TIMES. ALL CHANGES MUST NOT EXCEED 1/4" VERTICAL
AT 1/2 SLOPE. LEVEL CHANGES MUST NOT EXCEED 2% CONTRACTOR MUST VERIFY
CROSS-SLOPE MUST NOT EXCEED 2% CONTRACTOR MUST VERIFY
THAT THE PATH OF TRAVEL IS BARRIER FREE, AND MUST COORDINATE
THE REMOVAL OF ANY EXISTING BARRIERS WITH LANDLORD'S CONTRACTOR





**California Department of Alcoholic Beverage Control
For the County of LOS ANGELES - (On-Sale Licenses)
and Census Tract = 4327**

Report as of 6/15/2016

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	199039	ACTIVE	47	7/29/1988	9/30/2016	TMO INC 3550 SANTA ANITA AVE EL MONTE, CA 91731-2456 Census Tract: 4327.00	EL SOMBRERO RESTAURANT		1918
2)	294351	ACTIVE	41	4/25/1994	3/31/2017	GARCIA, GILDARDO BARAJAS 10817-19 E VALLEY MALL EL MONTE, CA 91731 Census Tract: 4327.00	LA BARCA JALISCO		1918
3)	429675	ACTIVE	41	9/16/2005	8/31/2016	GARCIALOPEZ, ARACELY 3590 CLEMINSON ST EL MONTE, CA 91731-2604 Census Tract: 4327.00	EL NUEVO MARISCOS CANCUN	3927 VIRGINIA AVE BALDWIN PARK, CA 91706	1918
4)	530402	SUREND	47	5/22/2013 8:47:04 AM	4/30/2017	LIU, PAUL WU 10631 VALLEY MALL EL MONTE, CA 91731-2416 Census Tract: 4327.00	IGNACIOS SPORTS BAR & GRILL	2508 SIWANOY DR ALHAMBRA, CA 91803	1918
5)	531988	ACTIVE	47	7/12/2013 9:50:21 AM	12/31/2016	HAVANA CLUB RESTAURANT & BAR INC. 3831 PECK RD EL MONTE, CA 91732-2262 Census Tract: 4327.00	HAVANA CLUB RESTAURANT		1918
6)	561065	ACTIVE	41	1/28/2016 3:29:08 PM	12/31/2016	CHIPOTLE MEXICAN GRILL INC 10761 VALLEY BLVD, STE C EL MONTE, CA 91731-2510 Census Tract: 4327.00	CHIPOTLE MEXICAN GRILL STORE # 2447	1401 WYNKOOP ST, STE 500 ATTN LICENSING DENVER, CO 80202-1729	1918

- - - End of Report - - -

For a definition of codes, view our [glossary](#).

**CITY OF EL MONTE PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

**Hablamos Español favor de hablar con
Marcella Magdaleno (626) 258-8626**

TO: All Interested Parties

FROM: City of El Monte Planning Commission

PROPERTY LOCATION: 10619 Valley Boulevard / APN: 8575-022-033-42 (A full legal description of the property is on file in the office of the El Monte Planning Division)

APPLICATION: Conditional Use Permit No. 11-16

REQUEST: A request for a Conditional Use Permit to allow onsite sale and consumption of beer and wine at an existing 1,266 ± square foot restaurant (Alcoholic Beverage Control Type 41 License for on-sale beer and wine for a bona fide public eating place). The property is located in the C-2D (Retail Commercial Downtown) zone within the Santa Fe Trail Plaza. This request is made pursuant to the requirements of Section 17.24.040(49) of the El Monte Municipal Code (EMMC).

APPLICANT: Sagar S. Patel
18653 Clubhouse Dr.
Yorba Linda, CA 92886

PROPERTY OWNER: Santa Fe Trail Holding, LLC
9841 Airport Blvd. Ste. 700.
Los Angeles, CA 90045

ENVIRONMENTAL DOCUMENTATION: Article 19. Categorical Exemptions – Class 1, Section 15301 (Existing Facilities) in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended.

PLACE OF HEARING: Pursuant to State Law, the Planning Commission will hold a public hearing to receive testimony, orally and in writing, on the proposed project. The hearing is scheduled for:

Date: Tuesday, August 23, 2016
Time: 7:00 p.m.
Place: El Monte City Hall
Council Chambers
11333 Valley Boulevard, El Monte, California

Persons wishing to comment on the environmental documentation or proposed application may do so orally or in writing at the public hearing or in writing prior to the meeting date. Written comments shall be sent to Irving Anaya; El Monte City Hall West; 11333 Valley Boulevard; El Monte, CA 91731 or at ianaya@elmonteca.gov. If you challenge the decision of the City Planning Commission, in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Planning Division at, or prior to, the public hearing. For further information regarding this application please contact Irving Anaya at (626) 258-8626 Monday through Thursday, except legal holidays, between the hours of 7:30 a.m. and 5:30 p.m.

Published and
mailed on: Thursday, August 11, 2016

City of El Monte Planning Commission
Marcella Magdaleno, Planning Commission Secretary

10619 Valley Blvd #F
El Monte CA
APN(s): 8575 022 033-042
300' Keyed Owner

[illegible]



60¢
PIONEER
WINGS



OPEN 7 Days a Week
11:00am - 11:00pm



OPEN 7 Days a Week
11:00am - 11:00pm

#SKIP & WAIT
DOWNLOAD
THE APP
OR
ORDER
ONLINE

NOTICE OF
PUBLIC HEARING

DO NOT REMOVE

TO: CITY PLANNING COMMISSION

FROM: MINH THAI
ECONOMIC DEVELOPMENT DIRECTOR

JASON C. MIKAELIAN, AICP
CITY PLANNER

BY: REBECCA CONTRERAS
CONTRACT PLANNER

SUBJECT: CONDITIONAL USE PERMIT NO. 15-16 &
MODIFICATION NO.16-16

LOCATION: 10503 VALLEY BOULEVARD

APPLICANT: SGI USA, GENE COATS
606 WILSHIRE BOULEVARD
SANTA MONICA, CA 90401

PROPERTY OWNER: RAO R. YALAMANCHILI
610 N. SANTA ANITA AVENUE
ARCADIA CA 91006

ENVIRONMENTAL: ADOPT A CATEGORICAL EXEMPTION UNDER SECTION
15301 (CLASS 1- EXISTING FACILITIES) OF THE CEQA
GUIDELINES

RECOMMENDATION: CONTINUE CONDITIONAL USE PERMIT NO. 16-16 AND
MODIFICATION NO. 15-16 TO THE SEPTEMBER 13, 2016
MEETING

REQUEST

The applicant is requesting the approval of Conditional Use Permit No. 16-16, to allow a religious assembly use in an existing 11,528 square foot commercial office building located at 10503 Valley Boulevard in the M-2 (Light-Manufacturing) zone. Modification No. 16-16 is also requested to reduce the required off-street parking in an existing office/industrial center.

Staff requests the item to be continued to the September 13, 2016 meeting date. The applicant requires additional time to revise the existing covenants recorded against the property.

**CITY OF EL MONTE PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

**Hablamos Español favor de hablar con
Marcella Magdaleno (626) 258-8626**

TO: All Interested Parties

FROM: City of El Monte Planning Commission

PROPERTY LOCATION: 10503 Valley Boulevard / APN: 8541-001-033 (A full legal description of the property is on file in the office of the El Monte Planning Division).

APPLICATION: Conditional Use Permit No. 15-16 and Modification No. 16-16

REQUEST: A request to allow a religious assembly use in an existing 11,528 square foot commercial office building located in the M-2 (Light-Manufacturing) zone and a Modification request to reduce the required off-street parking in an existing office/industrial center. As a part of the proposed project there will be minor improvements to the building's entryway, an outdoor patio area will be created, and the existing landscape area will be redesigned. This request is made pursuant to the requirements of Sections 17.20 and 17.24.040(22) of the El Monte Municipal Code (EMMC).

APPLICANT: Leslie Bradley
227 21st Street
Huntington, CA 92648

PROPERTY OWNER: Rao R. Yalamanchili
610 N. Santa Anita Avenue
Arcadia, CA 91006

ENVIRONMENTAL DOCUMENTATION: Article 19. Categorical Exemptions – Class 1, Section 15301 (Existing Facilities) in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended.

PLACE OF HEARING: Pursuant to State Law, the Planning Commission will hold a public hearing to receive testimony, orally and in writing, on the proposed project. The public hearing is scheduled for:

Date: Tuesday, August 23, 2016
Time: 7:00 p.m.
Place: El Monte City Hall East – Council Chambers
11333 Valley Boulevard, El Monte, California

Persons wishing to comment on the environmental documentation or proposed application may do so orally or in writing at the public hearing or in writing prior to the meeting date. Written comments shall be sent to Rebecca Contreras; El Monte City Hall West; 11333 Valley Boulevard; El Monte, CA 91731 or at rcontreras@elmonteca.gov. If you challenge the decision of the City Planning Commission, in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Planning Commission at, or prior to, the public hearing. For further information regarding this application please contact Rebecca Contreras at (626) 258-8626. Monday through Thursday, except legal holidays, between the hours of 7:30 a.m. and 5:30 p.m.

Published and
mailed on: Thursday, August 11, 2016 City of El Monte Planning Commission
Marcella Magdaleno, Planning Commission Secretary